

part of  
59-20DEED OF SALE BY  
PERSONAL REPRESENTATIVENO TRANSFER  
TAX PAID

# 03651

018852

THAT JANET COUGHLIN, of Oakland, County of Kennebec, State of Maine duly appointed and acting personal representative of the estate of KATHERINE PIERCE, deceased, intestate, as shown by the probate records of the County of Kennebec, Maine, and not having given notice to each person succeeding to an interest in the real estate described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Timothy J. Lugar of Winslow, County of Kennebec and State of Maine the real property in Marston Road, County of Kennebec, State of Maine, described as follows, to wit:

A certain lot or parcel of land together with the buildings thereon, situated on the northwesterly side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the northwesterly right of way line of said Marston Road at the easterly most corner the premises described in the deed of Robie F. Bickmore et al. to Robie F. Bickmore et al., said deed dated 1984 and recorded in the Kennebec County Registry of Deeds Book 2727, Page 296; thence by the following courses and distances, to wit:

1) North Sixty-two Degrees, Twenty-seven Minutes, Twenty-one Seconds West (N 62° 27' 21" W) along the northeasterly line of the land owned by said Bickmore, a distance of One Hundred Fifty-two and 46/100ths (152.46) feet to an iron rod set at the northerly most corner of land owned by said Bickmore and on the southeasterly line of the premises described in the deed of John T. Balbo et al. to Avery R. Harrington et al., said deed dated August 7, 1986 and recorded in the Kennebec County Registry of Deeds Book 3006, Page 314, said Harrington land being in the Town of Oakland; thence

2) North Twenty-seven Degrees, Eleven Minutes, Twenty-eight Seconds East (N 27° 11' 28" E) along the southeasterly line of the land owned by said Harrington and along a southeasterly line of the Town of Oakland, a distance of Two Hundred Twenty-four and 97/100ths (224.97) feet to a drill hole in a rock set on said line for a corner; thence

3) South Fifty-nine Degrees, Nineteen Minutes, Thirty-eight Seconds East (S 59° 19' 38" E) along the southerly line of land to be retained by the grantor herein, a distance of Two Hundred Forty-four and 28/100ths (244.28) feet to an iron rod set on the northwesterly right of way line of said Marston Road; thence

4) South Fifty Degrees, Thirty-five Minutes, Fifty-seven Seconds West (S 50° 35' 57" W) along said right of way line, a distance of Two Hundred Thirty and 00/100ths (230.00) feet to the iron rod set at the point of beginning.

The above described parcel of land contains Forty-three Thousand, Five Hundred Sixty (43,560) square feet, more or less, or One and 000/1000ths (1.000) acres and is a

New lot #  
59-21

p/o  
59-20New Lot #  
59-21

one acre lot out of the southerly most portion of the premises shown on a survey entitled "Plan of Property owned by Katherine Pierce and the Personal Representative of the Estate of J. Hobart Pierce," Marston Road, Oakland and Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, said plan dated 12/93 and to be recorded in the Kennebec County Registry of Deeds. All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132."

Meaning and intending to convey a portion of the premises conveyed to Katherine Pierce et al. by deed of Elmore L. Hustus, said deed dated July 7, 1945 and recorded in the Kennebec County Registry of Deeds Book 826, Page 253. The grantors interest in said premises is derived from the probate of the estate of said Katherine Pierce, see Kennebec County Probate Court, Certificate and Abstract recorded in the Kennebec County Registry of Deeds Book 4609, Page 234 and the records of said Probate Court.

WITNESS, my hand and seal this 28TH day of July, 1994.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

WITNESS

Janet Coughlin  
JANET COUGHLIN, AS  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF  
KATHERINE PIERCE

STATE OF MAINE  
KENNEBEC, ss

JULY 28, 1994

Then personal appeared the above named JANET COUGHLIN in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Notary Public

P.J. STILES  
ATTORNEY AT LAW  
STATE OF MAINE

RECEIVED KENNEBEC SS.

94 JUL 28 PM 3:09

ATTEST: Theresa Reed  
REGISTER OF DEEDS